



Agenda

Planning & Zoning Commission Meeting
City of St. Peters Justice Center
1020 Grand Teton Drive, St. Peters, MO 63376
June 3, 2026, at 6:30 PM

- A. Call to Order
- B. Invocation
- C. Pledge of Allegiance
- D. Attendance
- E. Approval of Minutes
 - 1. Minutes - May 6, 2026
- F. Communications and Reports of Officers
 - 1. Staff Recommendations
- G. Old Business
 - 1. Public Hearings and Site Plans:
 - a. Petition SU 26-02 – Gorilla Express Autowash: a request for a special use permit in the C-2 Community Commercial District for a 1.21 +/- acre trach to allow a car wash. The subject site is located on the north side of Mexico Road, west of Deer Grove Drive, east of Salt Lick Road – 7860 Mexico Road. (Ward 1)
 - b. Gorilla Express Autowash: north side of Mexico Road, west of Deer Grove Drive, east of Salt Lick Road. (Ward 1)
 - 2. Site Plans:
 - a. Idle Storage & Condominiums: east side of Kisker Road, south of Route 364 – site plan reapproval. (Ward 4)
- H. New Business
 - 1. Other:
 - a. Sabor y Baile Fest, LLC d/b/a One World Fest: south side of Veterans Memorial Parkway, east of Mid Rivers Mall Drive – use approval – temporary multicultural festival at Mid Rivers Mall. (Ward 1)
 - b. Dhavalsinh Zala: south side of Suemandy Drive, west of Grand Teton – use approval - temporary food sales (snow cone stand) – 190 Mid Rivers Center, India Bazaar. (Ward 1)
 - 2. Public Hearings:

a. Land Use and Development Master Plan

I. Adjournment

Agenda Posted at City Hall: 6-1-2026

By: M. Vollmer, Planning, Community & Economic Development Specialist

Next Regular Planning and Zoning Meeting: July 1, 2026

The meeting is available for viewing at www.sptvnow.net



**MINUTES
 PLANNING & ZONING COMMISSION
 ST. PETERS JUSTICE CENTER, 1020 GRAND TETON DR, ST PETERS, MO 63376
 MEETING OF MAY 6, 2026 6:30 P.M.**

CALL TO ORDER:

Chairman Luehrs called the meeting to order at approximately 6:30 p.m.

INVOCATION:

A moment of silent prayer was observed.

PLEDGE OF ALLEGIANCE:

All in attendance said the Pledge of Allegiance.

ATTENDANCE:

Those in attendance were: Joseph Markus, Gregg Sartorius, Charles McBride; Alderman Judy Bateman; Shirley Moore; Leah Petras; Chairman John Luehrs; Madaline Barteau; Chris Jones; Steven Bailey; Terry Lesinski; Ken Braunfeld Planning Coordinator; Tony Friedman, City Engineer; Julie Powers, Director of Planning, Community & Economic Development; Melissa Vollmer, Recording Secretary and George Olivas, Building Commissioner. City Attorney Drew Weber was also present. Renee Tillman and Bill Yoffie were absent.

MINUTES:

A motion was made by Mr. Bailey and seconded by Mr. Markus to approve the minutes of the April 1, 2026 Planning and Zoning Commission meeting. The motion carried unanimously.

COMMUNICATIONS AND REPORTS OF OFFICERS:

Chairman Luehrs explained the procedures for this evening’s meeting. Ms. Powers noted that the items requiring Board action will be on the May 28th BOA meeting Agenda. Chairman Luehrs welcomed Chris Jones to the Commission. Mr. Jones will be appointed as a permanent member at the May 14th BOA meeting, replacing Bill Yoffie. Ms. Julie Powers thanked the Commissioners for attending the training session on the 22nd of April.

OLD BUSINESS

1. Public Hearings:

- a. Petition RZ 26-01 – Watermark St. Peters c/o Vessel Architects: a request for a rezoning from R-3 Multiple Family Residential District to Planned Urban Development District (PUD) to permit the conversion of living units from independent living to assisted living and/or skilled nursing units on a 13.2 +/- acre tract. The property is located on the east side of Jungermann Road at Brentmoor Lane – 363 Jungermann Road.

Ms. Julie Powers presented this to the Commission for approval. Ms. Powers noted that she has not heard back from the new owners of Watermark. Mr. Bailey made a motion and Mr. Jones seconded to remove this item from the agenda. The motion was approved.

Bailey: Yes Jones: Yes McBride: Yes Petras: Yes Markus: Yes Moore: Yes
 Sartorius: Yes Bateman: Yes Lesinski: Yes Luehrs: Yes Barteau: Yes
 AYES: 11 NAYS: 0 ABSTENTIONS: 0 ABSENT: 0

NEW BUSINESS

1. Other:

- a. Haley Properties, LLC: south side of Mexico Road, east of Knaust Road, 8065 Mexico Road – use approval – temporary pop-up shop.

Ms. Debbie Haley, Haley Properties, presented this to the Commission for approval. Ms. Haley explained that her daughters are proposing a craft tent in the parking lot at 8065 Mexico Road. The proposed temporary use will be on the owner’s property that is developed with an office. The tent will be placed near Mexico Road for one or two days per month from April – October. The products will include handmade baked goods, crafts, jellies, syrups, sauces, spices/herbs, salves and balms, bath salts, teas, plants and cards/paintings. The hours or days of operation will not impact the current tenants of the building. The onsite trash enclosure can be used as needed. Ms. Petras made a motion and Mr. Jones seconded to approve this temporary use with the following contingencies:

- 1. Obtain approval from the Business Licensing Department.
- 2. Coordinate with the Planning Department and Building Dept. regarding the tent location and installation.
- 3. Verify that trash will be placed in the trash enclosures onsite or removed from the site, and that restroom access for the operators will be in the building onsite.

The motion was approved.

Bailey: Yes Jones: Yes McBride: Yes Petras: Yes Markus: Yes Moore: Yes
Sartorius: Yes Bateman: Yes Lesinski: Yes Luehrs: Yes Barteau: Yes
AYES: 11 NAYS: 0 ABSTENTIONS: 0 ABSENT: 0

- b. Mezon Street Tacos: west side of Jungermann Road, north of Sutters Mill Road, 510 Jungermann Road – use approval – temporary food sales.

Mr. Luis Gonzalex, El Mezon, presented this to the Commission for approval. Mr. Gonzalez explained that they are proposing a food truck location in the parking lot at 510 Jungermann Road. The proposed use is for a food truck selling Mexican food. Mr. Gonzales noted that he has approval from the property owner to operate. The food truck will come to the location on various days to operate, often Thursday – Sunday and will be open in the spring, summer and fall. They will open for lunch and dinner carryout, and they would like to be at this location for as long as permitted. It is noted that if the hours or days of operation expand or contract, it would not affect the appropriateness of the use at this location. The applicant will continue to work with the Business Licensing Department and Health Department, to meet the various health and safety regulations. Food will be cooked at the applicant’s restaurant. The food truck operators will use the bathroom inside the building on the site and the trash dumpsters on site. Ample customer parking is available in the parking lot. The location will not interfere with pedestrian or vehicle circulation. No on-site eating is proposed at this time; however, there is room to accommodate a limited outside seating, if appropriately fenced. There was general discussion among the Commission members about how long they would like to approve this temporary use. Dr. Sartorius made a motion and Alderman Bateman Seconded to approve this temporary use for six months with the following contingencies:

- 1. Obtain approval from the Business Licensing Department and Health Department for food sales.

Planning and Zoning Commission Meeting Minutes
May 6, 2026

2. Coordinate with the Planning Department at the time any outside seating area including decorative fencing.
3. Verify that trash will be placed in the trash enclosures onsite or removed from the site, and that restroom access for the food truck workers will be in the building onsite.

Bailey: No Jones: Yes McBride: No Petras: No Markus: Yes Moore: Yes
Sartorius: Yes Bateman: Yes Lesinski: No Luehrs: Yes Barteau: Yes
AYES: 7 NAYS: 4 ABSTENTIONS: 0 ABSENT: 0

- c. Keva Works, LLC d/b/a Fun Time Shows: south side of Veterans Memorial Parkway, east of Mid Rivers Mall Drive – use approval – temporary carnival at Mid Rivers Mall.

Ms. Rachel Vogel, Mid Rivers Mall, presented this to the Commission for approval. Ms. Vogel explained that the subject application is for a carnival at Mid Rivers Mall. The event, including set up and take down, would be held from May 21- May 31, 2026, in the parking area between Sears and J.C. Penney, near Best Buy. The area planned for the event is typically minimally used for parking and would not be impacted by this event. The parking for Dick's Sporting Goods store is in this area, but the parking used for the carnival is located away from the Dick's entrance such that they are unlikely to be impacted. It is also noted that this area has successfully hosted numerous carnivals and a circus without issue. The use will provide an extra recreational activity for the community and has previously been held at this location with success. Ms. Barteau made a motion and Mr. Markus seconded to approve this temporary use with the following contingency:

1. Obtain approval from the Business Licensing Department, Health Department, and the Building Department for food sales.

The motion was approved.

Bailey: Yes Jones: Yes McBride: Yes Petras: Yes Markus: Yes Moore: Yes
Sartorius: Yes Bateman: Yes Lesinski: Yes Luehrs: Yes Barteau: Yes
AYES: 11 NAYS: 0 ABSTENTIONS: 0 ABSENT: 0

- d. Aahaar Vihaar LLC: south side of Veterans Memorial Parkway, east of Mid Rivers Mall Drive – use approval – temporary food sales.

Mr. Shaik Mohammad presented this to the Commission for approval. Mr. Mohammad explained that he is proposing a food truck location in the parking lot at Mid Rivers Mall. The proposed use is for a food truck selling South Indian food. The applicant has approval from the property owner to operate. Mr. Mohammad has indicated the food truck will come to the location on most days of the week during premium shopping hours – 9:00 a.m. – 9:00 p.m. The operator would like to be at this location for as long as permitted. It is noted that if the hours or days of operation expand or contract, it would not affect the appropriateness of the use at this location. The applicant will continue to work with the Business Licensing Department and Health Department, to meet the various health and safety regulations. Food will be cooked in the food truck. The food truck operators will use the bathroom inside the mall and the trash dumpsters on site. Ample customer parking is available in the parking lot. Ms. Barteau made a motion and Mr. Jones seconded to approve this temporary use for three months with the following contingency:

Planning and Zoning Commission Meeting Minutes
May 6, 2026

1. Obtain approval from the Business Licensing Department, Health Department, and the Building Department for food sales.

The motion was approved.

Bailey: Yes Jones: Yes McBride: Yes Petras: Yes Markus: Yes Moore: Yes
Sartorius: Yes Bateman: Yes Lesinski: No Luehrs: Yes Barteau: Yes
AYES: 10 NAYS: 1 ABSTENTIONS: 0 ABSENT: 0

2. Record Plats:

- a. St. Lukes of St. Peters Amended Plat: north side of Mexico Road, east of Spencer Road.

Mr. Ken Braunfeld presented this to the Commission for approval. Mr. Braunfeld explained that the St. Lukes of St. Peters plat was approved on July 2, 2025. The plat consolidated several parcels into one 3.265 acre lot for the development of the St. Lukes medical building. It was recently discovered the general utility easement was drawn on the plat, but the script was omitted; however, the plat was already recorded. This amended plat will include the general utility easement script and will then be re-recorded. Ms. Barteau made a motion and Mr. McBride seconded to recommend approval of this record plat to the Board of Aldermen. The motion was approved.

Bailey: Yes Jones: Yes McBride: Yes Petras: Yes Markus: Yes Moore: Yes
Sartorius: Yes Bateman: Yes Lesinski: Yes Luehrs: Yes Barteau: Yes
AYES: 11 NAYS: 0 ABSTENTIONS: 0 ABSENT: 0

3. Public Hearings:

- a. Intent to establish zoning for newly annexed properties: Cleary/Loomis, 1824 Elm Tree Street.

Ms. Julie Powers presented this to the Commission for approval. Ms. Powers noted that staff is recommending R-1 Single Family Residential zoning for this property. Chairman Luehrs opened the public hearing at 7:13 p.m. and asked anyone wishing to speak on this annexation to please come forward. Seeing no one present to comment, Chairman Luehrs closed the public hearing at 7:13 p.m. Mr. Sartorius made a motion and Mr. Jones seconded to recommend R-1 Single Family Residential zoning of this property to the Board of Aldermen. The motion was approved.

Bailey: Yes Jones: Yes McBride: Yes Petras: Yes Markus: Yes Moore: Yes
Sartorius: Yes Bateman: Yes Lesinski: Yes Luehrs: Yes Barteau: Yes
AYES: 11 NAYS: 0 ABSTENTIONS: 0 ABSENT: 0

- b. Petition SU 26-02 – Gorilla Express Autowash: a request for a special use permit in the C-2 Community Commercial District for a 1.21 +/- acre tract to allow a car wash. The subject site is located on the north side of Mexico Road, west of Deer Grove Drive, east of Salt Lick Road.

Ms. Julie Powers noted that the applicant has requested this item be postponed until the June P&Z Meeting. Chairman Luehrs opened the public hearing at 7:15 p.m. and asked anyone wishing to speak on this petition to please come forward. Ms. Petras made a motion and Mr. Bailey seconded to continue to the public hearing until the June 3rd Planning and Zoning Commission meeting. The motion was approved.

Planning and Zoning Commission Meeting Minutes
May 6, 2026

Bailey: Yes Jones: Yes McBride: Yes Petras: Yes Markus: Yes Moore: Yes
Sartorius: Yes Bateman: Yes Lesinski: Yes Luehrs: Yes Barteau: Yes
AYES: 11 NAYS: 0 ABSTENTIONS: 0 ABSENT: 0

4. Site Plans:

a. Axium Plastics: north side of Premier Parkway, east of Executive Centre Parkway.

Mr. J.R. Willhite, Clayton Engineering, presented this to the Commission for approval. Mr. Willhite explained that the proposed project will be an expansion of Axium Plastics which was originally approved by the Planning and Zoning Commission on May 7, 2025. The facility is located in the Premier 370 Business Park. The 29.68 acre property is currently under construction and will be developed in two phases. Phase 1 includes a 203,176 square foot warehouse/manufacturing building along Premier Parkway that is under construction. The proposed expansion will add an additional 63,500 square feet for a total of 266,676 square feet. The vacant ground to the rear of the lot is available for a future phase 2, which can accommodate a similar sized building. The site will include 243 employee parking spaces and 42 trailer spaces. Seventeen truck docks will be located on the north side of the building. Access to the site will continue to be from two curb cuts to Premier Parkway. One of the curb cuts will be to the signalized intersection that also serves Amazon on the south side of Premier Parkway. Although the previous project received Levee District approval, the proposed expansion requires its own approval. The building expansion will match the existing building that is under construction. Mr. Jones made a motion and Alderman Bateman seconded to approve this site plan with the following contingencies:

1. Obtain plan approval from the Lakeside 370 Levee District.
2. Show the additional silos on the elevation drawing.

The motion was approved.

Bailey: Yes Jones: Yes McBride: Yes Petras: Yes Markus: Yes Moore: Yes
Sartorius: Yes Bateman: Yes Lesinski: Yes Luehrs: Yes Barteau: Yes
AYES: 11 NAYS: 0 ABSTENTIONS: 0 ABSENT: 0

Mr. Bailey made a motion and Mr. Markus seconded to adjourn the meeting at 7:26 p.m. The motion was approved.

Respectfully submitted:

Melissa Vollmer,
Recording Secretary

John K. Luehrs, Chairman
Planning and Zoning Commission

**STAFF RECOMMENDATIONS TO THE
PLANNING AND ZONING COMMISSION MEETING
JUNE 3, 2026**

g. Old Business

1. Public Hearings:

Name/Location of Development:

- a. Petition SU 26-02 – Gorilla Express Autowash: a request for a special use permit in the C-2 Community Commercial District for a 1.21 +/- acre trach to allow a car wash. The subject site is located on the north side of Mexico Road, west of Deer Grove Drive, east of Salt Lick Road – 7860 Mexico Road.

Staff Evaluation and Recommendation:

The applicant has requested additional time to finalize the building design and other site improvements. Therefore, staff recommends postponement of this public hearing until the July 1, 2026 P&Z meeting.

Name/Location of Development:

- b. Gorilla Express Autowash: north side of Mexico Road, west of Deer Grove Drive, east of Salt Lick Road.

Staff Evaluation and Recommendation:

The applicant has requested additional time to finalize the building design and other site improvements. Therefore, staff recommends postponement of this site plan until the July 1, 2026 P&Z meeting.

2. Site Plans:

Name/Location of Development:

- a. Idle Storage & Condominiums: east side of Kisker Road, south of Route 364 – site plan reapproval.

Staff Evaluation:

In 2023, the developer of the subject site obtained approval of a revised plan for a storage building and two multi-family condominium buildings. Originally, in 2022, the site was rezoned to allow the storage use and approximately 7,500 square feet of retail space; the retail use was dropped from the

2023 plan. The original plans showed access via Kisker Road and Old Farmhouse Road to the north; later plans, including the current plan, show a right in/right out access point from Kisker Road. An area of the site is reserved for detention on the previous and current plan.

The condominium buildings, as presented originally, included one three-story building and one four-story building. Both buildings will be modern in design with a mix of several types of fiber cement siding and brick; balconies will have black metal railings. The modern design is similar to buildings in the Special District which are attractive and “urban”, and they will be high quality and coordinate well with the design concept of the storage building to create a coordinated overall development aesthetic.

After review, the developer determined that elevators will be provided in both buildings. Noting that the cost of the elevator is nearly the same for three or four stories, and given that a four story building is already planned, they obtained approval from the Commission in June, 2023 to modify the three story building to become a four story building. Staff was of the opinion this was a reasonable modification and consistent with the project design. There is ample parking to serve the units, and the elevator service will make the units very desirable and accessible.

Since June 2023, the developer has been working to obtain the needed approvals from the City regarding reforestation, engineering and building permits. Also, they have been working to obtain needed approvals from the Corps of Engineers due to the creek on the site. Therefore, project construction has not started so re-approval of the site plan is required. Staff notes that a recent plan shows additional building area above grade; prior plans showed more area below grade. Overall, the building design is unchanged and is attractive as previously approved.

Staff Recommendation:

Based on this analysis, staff recommends re-approval of the site plan and building elevations for the proposed development.

h. New Business

1. Other:

Name/Location of Development:

- a. Sabor y Baile Fest, LLC d/b/a One World Fest: south side of Veterans Memorial Parkway, east of Mid Rivers Mall Drive – use approval – temporary multicultural festival at Mid Rivers Mall.

Staff Evaluation:

The subject use approval application is for a festival at Mid Rivers Mall. The event, excluding set up and take down, would be held from August 22, 2026 through August 23, 2026; staff anticipates they will be located in the parking area between the former Sears and J.C. Penney, near Best Buy, similar to other events of this type. The festival will include international food booths, a drink area,

a kid's zone, and a main stage. A variety of performers are planned from different international and ethnic backgrounds. Security is planned with off-duty police officers and controlled entrances.

Staff notes that the area planned for the event is typically minimally used for parking and would not be impacted by this event. The parking for Dick's Sporting Goods store is in this area, but the festival and related parking will be located away from the Dick's entrance such that it is unlikely to be impacted. It is also noted that this area has successfully hosted numerous carnivals, circuses and festivals without issue.

The use will provide an extra recreational activity for the community and similar events have previously been held at this location with success.

Staff Recommendation:

Staff recommends approval of the temporary business location and site plan with the following contingencies:

Recommended Contingencies:

1. Obtain all required licenses for food vendors and other vendors, and all required inspections of tents.

Name/Location of Development:

- a. Dhavalsinh Zala: south side of Suemandy Drive, west of Grand Teton – use approval - temporary food sales (snow cones stand) – 190 Mid Rivers Center, India Bazaar. (Ward 1)

Staff Evaluation:

The India Bazaar market is located in the Mid Rivers Center on the south side of Suemandy Drive across from Mid Rivers Mall. The proposed use – snow cone sales - would be located near the entrance canopy to the India Bazaar Market. The business would have a stall for the sale of snow cones; staff is not sure if a tent is planned.

The applicant has approval from the property owner, India Bazaar Market to operate. It is noted that various portions of the buildings associated with Mid Rivers Center are owned by different property owners. This includes the portion of the adjacent Mid Rivers Center. Within this portion of Mid Rivers Center there are several restaurants. This includes two Indian style restaurants and a Hibachi style restaurant.

The applicant is seeking approval of the business for an indefinite amount of time. It is staffs understanding they would operate at a minimum during the summer months. It is noted that if the hours or days of operation expand or contract, it would not affect the appropriateness of the use at this location. The applicant will have to work with the Business Licensing Department, Health Department, and the Building Department to meet the various health and safety regulations.

Noting that the applicant has permission from the property owner, it is anticipated that the employees associated with this temporary snow cone stand will use the India Bazaar bathrooms inside the building and the trash dumpsters behind the building. Ample customer parking is available in the Mid Rivers Center parking lot.

The applicant will be located adjacent to the entrance to the India Bazaar and under the front wall, which acts as a canopy. The overhang and brick pillars provide a structural framework that allows the food sales, including any tents that are used, to appear to be an accessory use to the India Bazaar Market. Therefore, the stall will be visually anchored by the larger India Bazaar building and look intentional. In addition, the location will not interfere with pedestrian or vehicle circulation. It is noted that no on-site eating is proposed at this time. However, the India Market Bazaar canopy extends the full length of the building and could accommodate limited outside seating.

The Commission typically applies a time frame to temporary/semi-temporary uses. In the subject case, the snow cone stall will be set up on occasional days and will also not operate over the winter. Staff believes the use will be appropriate at the subject location given the accessory nature of the business, the location under the canopy, and the availability of parking, trash service, and bathrooms. However, due to the semi-permanent nature of the business, staff recommends a three-month time frame for operation of the snow cone stall. If there are no issues, the use can be reviewed for additional time.

Staff Recommendation:

Staff recommends approval of the temporary business location and site plan with the following contingencies:

Recommended Contingencies:

1. Coordinate with the Planning Department regarding the final tent design and associated component locations.
2. Obtain approval from the Business Licensing Department, Health Department, and the Building Department for food sales.
3. Coordinate with the Planning Department regarding any outside seating area including decorative fencing.
4. Note on the plan that the trash will be placed in the trash enclosures controlled by India Bazaar Market.
5. Provide written authorization from the India Bazaar Market or other nearby business operator that their restroom and trash services may be used by employees and patrons.
6. Re-review the temporary use location/plan in September, 2026 if more time is desired.

2. Public Hearings:

Name/Location of Development:

- a. Land Use and Development Master Plan.

Staff Evaluation:

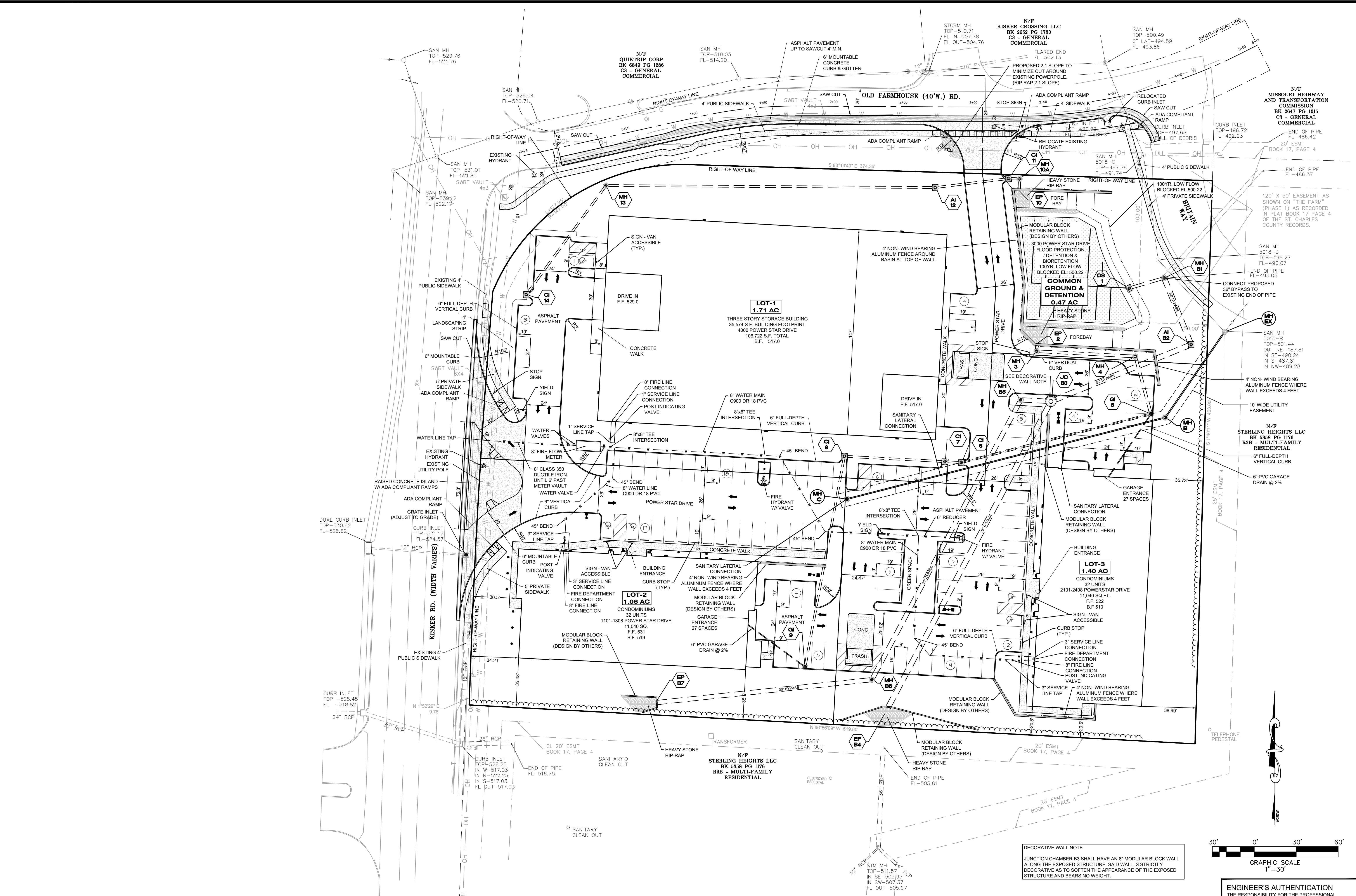
The City contracted with H3 Studios to complete a Land Use and Development Master Plan as an amendment to the Comprehensive Plan for the City of St. Peters. The consultant will attend the P&Z meeting on June 3, 2026 to provide an overview of the plan.

The draft document has been forwarded to the P&Z members for review prior to the meeting.

The attached resolution by the Planning and Zoning Commission adopts the Land Use and Development Master Plan as an amendment of the comprehensive plan.

Staff Recommendation:

Staff recommends the Commission approve the draft resolution adopting the Land Use and Development Master Plan.



Call BEFORE you DIG
TOLL FREE
1-800-344-7483
MISSOURI ONE-CALL SYSTEM, INC.

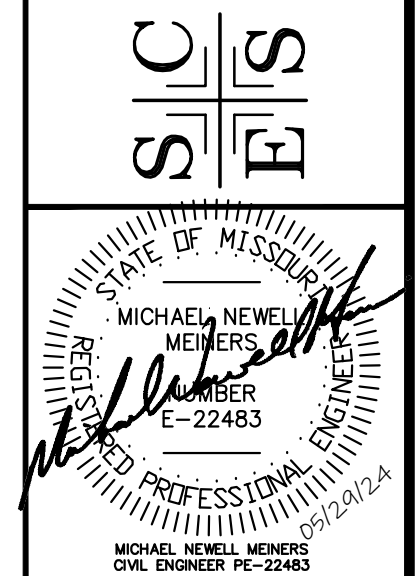
UNDERGROUND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE INFORMATION AND THEREFORE THEIR LOCATIONS SHALL BE CONSIDERED APPROXIMATE ONLY. THE VERIFICATION OF THE LOCATION OF ALL UNDERGROUND UTILITIES, EITHER SHOWN OR NOT SHOWN ON THESE PLANS, SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR, AND SHALL BE LOCATED PRIOR TO ANY GRADING AND/OR CONSTRUCTION OF IMPROVEMENTS.

07-12-2023	1ST IMPROVEMENT PLAN SUBMITTAL
08-16-2023	2ND IMPROVEMENT PLAN SUBMITTAL
01-10-2024	3RD IMPROVEMENT PLAN SUBMITTAL
01-26-2024	4TH IMPROVEMENT PLAN SUBMITTAL
02-08-2024	5TH IMPROVEMENT PLAN SUBMITTAL
03-19-2024	6TH IMPROVEMENT PLAN SUBMITTAL
05-20-2024	PLAN REVISIONS (BUILDING & DRIVEWAY)

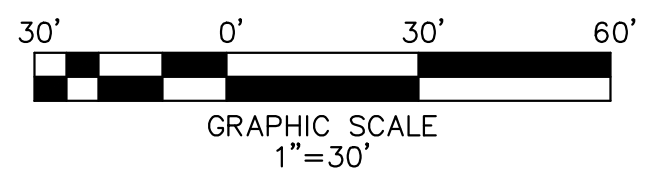
IMPROVEMENT PLAN IDLE STORAGE & CONDOMINIUMS SITE PLAN

ST. CHARLES ENGINEERING & SURVEYING, INC.
801 S. FIFTH STREET, SUITE 202
ST. CHARLES, MO 63301
TEL: (636) 947-0607 FAX: (636) 947-2448

ST. CHARLES ENGINEERING AND SURVEYING, INC.
A PROFESSIONAL ENGINEERING CORPORATION
MISSOURI STATE CERTIFICATE OF AUTHORITY - 001647 & 000379



ORDER NO.	2021134
DATE	05/29/2024
3	



DECORATIVE WALL NOTE
JUNCTION CHAMBER B3 SHALL HAVE AN 8\"/>

ENGINEER'S AUTHENTICATION
THE RESPONSIBILITY FOR THE PROFESSIONAL ENGINEERING LIABILITY ON THIS PROJECT IS HEREBY LIMITED TO THE SET OF PLANS AUTHENTICATED BY THE SEAL, SIGNATURE AND DATE HEREUNDER ATTACHED. RESPONSIBILITY IS DISCLAIMED FOR ALL OTHER ENGINEERING PLANS INVOLVED IN THE PROJECT AND SPECIFICALLY EXCLUDES REVISIONS AFTER THIS DATE UNLESS REAUTHENTICATED.



USE APPROVAL APPLICATION

CITY OF ST. PETERS

Name of Applicant: SABOR Y BAILE FEST LLC d/b/a ONE WORLD FEST

ADDRESS: 9 Mustang Trail Ct, O'Fallon, MO 63366

TELEPHONE NUMBER: FAX: E-MAIL: oneworldfeststl@gmail.com

Name of Property Owner: MID RIVERS MALL CMBS LLC

ADDRESS: 2030 HAMILTON PLACE BLVD STE 500 CHATTANOOGA, TN 37421-6000

APPLICANT IS:

<p style="text-align: center;">THE FOLLOWING INFORMATION MUST BE SUBMITTED FOR EACH USE APPROVAL</p>

- Location of Property: 1600 MID RIVERS MALL DR, ST PETERS, MO 63376
- Written consent of the property owner - ATTACHED
- Details explaining the nature of the business and activity requested for use approval - BELOW
- A sketch/layout of the subject site indicating the project location and details, if applicable. - ATTACHED

Explain project details: Two-day outdoor multicultural festival featuring approximately 40 food and merchandise vendors, live music, DJs, folkloric dance performances, a Kids Zone, and a fenced beer and cocktail area. Temporary structures include vendor tents, seating tents, portable restrooms, and a performance stage located within the Mid Rivers Mall parking lot in St. Peters, Missouri.

Applicant's Signature: on file Date: May 19, 2026

Property Owner's Signature: on file Date: May 19, 2026

Applicant or their representative must attend the Planning and Zoning Commission Meeting to obtain use approval. The Planning and Zoning Commission typically meets on the first Wednesday of every month at 6:30 p.m. at the St. Peters Justice Center located at the intersection of Suemandy Drive and Grand Teton Drive.

For Office Use	
Zoning District: <u>C-4</u>	Application Number: <u>UA26-000012</u>
Planning and Zoning Commission Meeting Date: <u>June 3, 2026</u>	



1600 Mid Rivers Mall
St. Peters, MO 63376
Ph: (636) 970-2610

May 1, 2026

St. Peters City Hall
C/O Business Licensing Office
One St. Peters Centre Blvd
P.O. Box 9
St. Peters, MO 63376

SUBJECT: One World Fest

To Whom it May Concern:

This is to inform you that **One World Fest STL DBA: One World Fest** has permission to apply for and obtain all liquor licenses and permits as related to **One World Fest** located at **parking lot** space **#PL-03A** , located on the **Mid Rivers Mall** property. This business will be in operation for the days of **8/22/26-8/23/26**.

If you have any questions, please call me at 636.697.1155. I will help in any way possible.

Best,

Rachel Vogel

CBL & Associates Management, Inc

Rachel Vogel
Senior Local Leasing and Advertising Manager
Mid Rivers Mall Management

ONE WORLD FEST SITE PLAN

AUGUST 22-23, 2026

~5,000 SQ FT
(PARKING LOT SPACE)





USE APPROVAL APPLICATION
CITY OF ST. PETERS

Name of Applicant: Dhavalsinh Zala

TELEPHONE NUMBER: FAX: E-MAIL: zaladhavalsinh42@gmail.com

Name of Property Owner:

ADDRESS:

TELEPHONE NUMBER: _____ FAX: _____ E-MAIL: _____

APPLICANT IS: Tenant

THE FOLLOWING INFORMATION MUST BE SUBMITTED FOR EACH USE APPROVAL
--

- Location of Property: 190 Mid Rivers Center, St Peters, MO 63376, St. Peters, MO 63376
- Written consent of the property owner (see page 2)
- Details explaining the nature of the business and activity requested for use approval. (see page 2)
- A sketch/layout of the subject site indicating the project location and details, if applicable.

Explain project details: Our project is an Indian-style snow cone business that combines traditional shaved ice desserts with authentic Indian flavors and spices. We plan to offer unique syrups such as mango flavor , rose flavor, kala khatta flavor,masala lemon flavor, kacchi kerri flavor and etc. The goal is to provide a refreshing fushion dessert experience that introduces customers to popular South Asian flavors in a fun and affordable way.

Applicant's Signature: on file _____ Date: 5-21-26 _____

Property Owner's Signature: on file _____ Date: 5-21-26 _____

Applicant or their representative must attend the Planning and Zoning Commission Meeting to obtain use approval. The Planning and Zoning Commission typically meets on the first Wednesday of every month at 6:30 p.m. at the St. Peters Justice Center located at the intersection of Suemandy Drive and Grand Teton Drive.

For Office Use	
Zoning District: <u>PUD</u> _____	Application Number: <u>UA26-000014</u>
Planning and Zoning Commission Meeting Date: <u>June 3, 2026</u> _____	



MID RIVERS CTR

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I, Miknik Peter, owner/manager of the property located at
190 mlb Revue sr Peteran, give permission to Karan Patel Dhaval Zalato
operate a snow cone and Indian syrup beverage stand outside the store/property.

Signature: 

Date: 05/22/2026

RESOLUTION BY THE PLANNING AND ZONING COMMISSION

A RESOLUTION ADOPTING A LAND USE AND DEVELOPMENT MASTER PLAN AS AN AMENDMENT TO THE COMPREHENSIVE PLAN FOR THE CITY OF ST. PETERS, THE OFFICIAL GUIDE FOR FUTURE PHYSICAL DEVELOPMENT IN THE CITY OF ST. PETERS

WHEREAS, the State Statutes of Missouri provides a mechanism for adoption of a Comprehensive Plan for cities; and

WHEREAS, the Planning and Zoning Commission is empowered by the statutes to develop, amend, and approve the Plan; and

WHEREAS, the Zoning and Subdivision Regulations of the City of St. Peters mandate the adoption and periodic updating of the Plan; and

WHEREAS, an advisory committee and business committee were formed to provide guidance and input during the planning process, and two community meetings were held;

WHEREAS, public input was solicited at a public hearing held on June 3, 2026; and

WHEREAS, the Land Use and Development Master Plan, as an amendment of the Comprehensive Plan, will provide guideline for future development in the City; and

WHEREAS, the Land Use and Development Master Plan includes among its elements Existing Conditions, Land Use & Development Goals & Strategies, Future Land Use Plan Update, and Land Use & Development Implementation Strategies in addition to informational appendices.

NOW THEREFORE, BE IT RESOLVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF SAINT PETERS, MISSOURI, THAT:

SECTION 1. The Planning and Zoning Commission hereby adopts the Land Use and Development Master Plan as an amendment to the Comprehensive Plan of 2008.

SECTION 2. The Planning and Zoning Commission encourages the Board of Aldermen to endorse the Land Use and Development Master Plan as an amendment to the Comprehensive Plan of 2008.

SECTION 3. In order for the Plan to remain relevant over time, the Plan should be periodically reviewed and updated to reflect changing conditions.

SECTION 4. During the review of said Plan and prior to amending any of its contents or elements, the Planning and Zoning Commission shall endeavor to seek public input through a public hearing.

SECTION 5. That following adoption of the Land Use and Development Master Plan as an amendment to the Comprehensive Plan of 2008, a copy shall be provided to the St. Charles County Recorder of Deeds and City Clerk's office.

Read and adopted this _____ day of _____ 2026.

ST. PETERS PLANNING AND ZONING COMMISSION

By _____
John K. Luehrs, Chairman

Attest:

Secretary